

Springhouse HOA

Effective April 1, 2019, The Springhouse HOA will be adopting a fine procedure for violations of architectural control and violations of the use restrictions as stated in the HOA's declaration of covenants, conditions and restrictions (CC&Rs).

FIRST NOTIFICATION: Warning Letter:

Upon the first inspection and finding of a non-compliance issue a courtesy notice will be sent to you. The courtesy notice will indicate the date of inspection and the issue of non-compliance. The letter will request that you remedy this issue as soon as possible, but no later than the next 10 calendar days. The letter will also ask that you please contact PSMT if there are circumstances causing this issue, preventing you from being able to remedy the issue, or to seek assistance in the resolution of the matter.

SECOND NOTIFICATION: \$50 Fine:

A re-inspection will be made after 10 calendar days. If at the time of re-inspection, it is determined that you have not remedied the issue of non-compliance, or contacted PSMT for assistance or to explain the extenuating circumstances, a \$50 fine will be assessed.

THIRD NOTIFICATION: \$100.00 Fine:

Re-inspection will continue on a monthly basis until the issue is resolved. If continued non-compliance occurs with each re-inspection, additional fines will be assessed for each occurrence in the amount of \$100.00 per month (in addition to the original \$50 fine).

AFTER THIRD NOTIFICATION: \$150.00 Fine:

If after 6 months of non-compliance the issue is not resolved, the fine will increase to \$150.00 per month. After an additional 90 days of non-compliance, the Board will have the option of taking legal action to remedy the issue. In addition to the fines assessed, you will also be responsible to pay all attorney's fees and court costs accrued. You will also be subject to suspension of your voting until the issue of non-compliance is resolved. All monies collected for fines will go to the operating account of the HOA.

You are urged to read the list of rules & regulations listed from within the restrictive covenants for Springhouse HOA for your information and reference. You may view the document in its entirety at the Springhouse HOA community page from the PSMT website at www.propertyolutionsmt.com.

****All homeowners are responsible for the actions of their occupants/tenants.***

If you have any questions or need assistance, please contact John Dillard, Community Manager, at (615) 295-2317 or at jdillard@propertyolutionsmt.com.

Springhouse HOA Board of Directors